

REVIEWER'S SUMMARY OF SALIENT FACTS

Clients & Intended Users of Review: State of Montana, the Board of Land Commissioners and the Department of Natural Resources & Conservation.

Intended Use of Review: The intended use is to provide the clients with an opinion of the credibility of an opinion of current fair market value of the appraised subject property for use in the decision making process concerning the potential acquisition of said subject property. An opinion of the quality of the appraisal report as well as this reviewer's opinion of value will be reported.

Subject Property: Capdeville Ranch, Hinsdale, Montana

Present Owner: See Appraisers' Summary of Salient Facts

Legal Description: The subject property is preliminarily described as, the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Sec 23, the SW $\frac{1}{4}$ SW $\frac{1}{4}$ and the SE $\frac{1}{4}$ SW $\frac{1}{4}$ less +/- 10* Acres East of Beaver Creek of Sec 24, the NW $\frac{1}{4}$ of Sec 25, the NE $\frac{1}{4}$ SE $\frac{1}{4}$ and the E $\frac{1}{2}$ NE $\frac{1}{4}$ and the E $\frac{1}{2}$ SW $\frac{1}{4}$ less .24 Acres for Highway of Sec 26, the N $\frac{1}{2}$ NW $\frac{1}{4}$ less 5.53 Acres for Highway & less 13.70 Acres for Railroad, Sec 35, All in T31N-R35E, Valley County, Montana.

Acreage/Improvements Description: See Appraiser's Summary of Facts and Conclusions

Property Interest Appraised: Fee Simple

Present Use: Agricultural

Highest and Best Use: Agricultural with recreational influences

Dates: The effective date of the appraisal and the subject's inspection date is August 26, 2006. The report date is September 26, 2006. The effective date of the review is October 19, 2006.

Purpose of Appraisal: The appraisal was made to estimate Market Value of all the rights of fee simple ownership of the described property in its entirety, as it exists on the date of the appraisal.

Appraiser's Opinion of Value of Real Estate: \$619,000

Reviewer's Comments: This reviewer finds the report is acceptable and appears credible.

This review is not a stand alone document and is expressly interrelated to the appraisal report.

Reviewer's Conclusion of Value: It is this reviewer's opinion that the appraisers' opinion of the market value of \$619,000 for the subject property is well supported and appropriate.

(*Physical survey having been done, the "less" acres are 8. However at the time of this review, the legal description has not been finalized as the COS has not been recorded yet.)

SUMMARY OF SALIENT FACTS

OWNER OF RECORD: Mitchell A. & Marjorie Capdeville
PO Box 395
Hinsdale, MT 59241-0395

DATE OF APPRAISAL: August 26, 2006

LOCATION OF PROPERTY: Subject property is two non-contiguous parcels located approximately four and one half miles northeast of Hinsdale, Valley County, Montana, via two and one quarter miles east on US Highway #2, then north on Gravel County Road two and one quarter miles.

IMPROVEMENTS: Three round grain bins

REAL ESTATE TAXES: \$ 7,234.17 Valley County
Includes water/Malta
Irrigation District \$6,403.07

RIGHTS APPRAISED: Fee Simple

PROPERTY DESCRIPTION: Subject property is two non-contiguous parcels consisting of 530.00 Acres, more or less, comprised of 192.10 acres irrigated alfalfa, 22.30 acres non-irrigated alfalfa, 67.30 acres irrigated grass hay, 1.10 acres non-irrigated grass hay, 41.90 acres C.R.P. and 205.30 acres native range.

ESTIMATE OF VALUE:

MARKET DATA APPROACH	\$620,000
INCOME APPROACH	\$618,000
COST APPROACH (SUMMATION)	\$619,000